

Boundary and Landscape Map Explanation

It can be seen from the maps Boundary and Landscape Plan 1, 2 and 3 that the boundaries of the farm consist of a mix of areas of scrub land, stock fencing or hedgerow

The first map shows that the road is currently bordered by a low hedgerow. This was noted in the Access Plan to restrict visibility. This hedgerow will be trimmed to 1 meter to provide better access visibility. Trimming the hedge will not radically increase views onto site as the grassland area is already visible from the road and the scrubland beyond screens all structures.

The development site slopes into a valley towards the stream in the south and regenerating stands of willow and ash along with some larger trees on the east and west boundaries minimise views onto the land.

The scrub land shown on plans 2 and 3 to the west of the track/footpath will be maintained in a fashion to screen views down onto the development site from the footpath across the field above, to the west. The ground here slopes quite steeply up to the boundary and the scrubland in this area consists predominantly of dense stands of blackthorn and hawthorn with some willow. This, combined with the slope onto the site already provides effective screening onto the site from the west.

Plans 1-3 further show stock fencing boundaries, which will be kept and maintained.

Most of the boundaries are further covered by dense scrub land and woodland reducing sight of any structures on the property from both the road and public footpaths. No alterations will be made to any scrub land or trees obscuring views of structures on the property from public rights of way. Trees will be planted or pruned where appropriate to the east of structures high on the slope along the western part of the site to increase screening where/if necessary from views down the land from the road or public footpaths to the southeast. It is expected that the distance and colouration of the structures should help minimise any visual impact of structures that may be visible in amongst the scrub land.